

5 pm

Brodie Mountain Road, Feronia Property

Proposed Aerial Adventure Park

In attendance:

Stacy Parsons

Joe Trybus

**No quorum. Discussion continued to Monday, July 22 at 7 pm. Announced to all in attendance that vote would be taken at the 7/22 meeting. Continued with informational meeting and site walk. No further action taken.*

- Applicant submitted revised site plans showing the addition of a storage shed to house ATVs and rescue equipment. Conceptual drawings also submitted of structures and bridge.
- B. White described the overall concept of the project. Seeking to re-use disturbed areas to prevent new disturbances and maintain as much as the existing natural conditions as possible.
- Reviewed proposed changes to plan. Proposing 20'x44' long building to house ATVs and safety equipment. Shed will be located approximately 50' from the edge of the intermittent stream. No floor drain is proposed. All maintenance and repair work will be completed off site.
- Discussed well. Will be located outside of the resource area and buffer zone. Applicant is working with DEP for certification of public water supply well.
- One stream crossing is proposed. Crossing will be completed using directional boring under the streambed.
- Abutter asked about new access road near access road to wind turbines. Explanation given that the access was associated with new sugaring operation. Discussed previous use of the property and forestry activities.
- Discussed proposed emergency turnaround at edge of outer riparian area. Proposing 50'-60' of gravel area to allow for emergency vehicles to turnaround if needed.
- Summarized number of structures/buildings and decks per the plan. Discussed the difference between the aerial adventure park and a zip line park. Applicant shared pictures of the obstacles. Trails are marked out with different colored tape. Some trees will have up to three different trails with varying degrees of difficulty. Trails will be marked similar to the system used at ski slopes.

- Discussed number of trees to be removed. At this time, it is proposed that less than 10 trees will need to be removed. Some vista pruning will occur but trails are created with intention of having branches intrude.
- Observed location and proposed area for footing of suspension bridge. Test holes were hand dug. Footing is approximately 50' from the edge of the intermittent stream on both sides. Bridge is suspended approximately 35' above the river. Bridge will be 5' wide in order to allow for ATV with trailer/stretchers to access the area if needed.
- Reviewed ATV access and use on the property. ATV will be electric to avoid the noise and exhaust created by gas engines. Use of ATVs will be limited to staff accessing the park for safety and park business. ATVs will use the proposed trail system to access the park and facilities. No new or additional ATV trails are proposed.
- Fencing will be added to keep people on the marked trails. Split rail fence with (2) 2" hemp ropes will border the area north and south of the suspension bridge.
- Issues pertaining to the Planning Board were discussed. Solar lights will be used to light areas of the park after dark. The park is discussing being open 9 am to dusk and evenings by reservation. The parking lot will have downward facing LED lighting.
- Abutter voiced continued concern about location of bathrooms on the property. Will be addressed with Planning Board.
- Observed intermittent stream. Streambed is paved. Discussed sight lines at entrance/exit on Brodie Mountain Road. Discussion of removing vegetation along swale in order to improve sight lines and safety. No concerns noted.